



महाराष्ट्र शासन राजपत्र

असाधारण भाग एक - नाशिक विभागीय पुरवणी

वर्ष - ५, अंक - १८]

शुक्रवार, ऑक्टोबर ७, २०१६ / आश्विन १५, शके १९३८

[पृष्ठे २४

असाधारण क्रमांक १८

प्राधिकृत प्रकाशन

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai - 400 032

dated 21st March 2016

NOTICE

The Maharashtra Regional and Town Planning Act, 1966

No. TPS-3515/38/CR-20 (A)/2015/UD-9.— Whereas, the Bhadgaon Municipal Council (district Jalgaon) (hereinafter referred to as “the said Planning Authority”) being the Planning Authority within its jurisdiction under Clause (19) of Section 2 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966) (hereinafter referred to as “the said Act”) *vide* its Resolution No. 140, dated 1st February 2011, declared its intention under Section 23 (1) read with Section 21 of the said Act, to prepare Draft Development Plan for the area within the limits of Bhadgaon Municipal Council and the Notice of such declaration was published in the Maharashtra Government Gazette, Nashik Division Supplement, Part 1, dated 28th April 2011 ;

and whereas, the said Planning Authority, after carrying out survey of the lands within its jurisdiction as required under Section 25 of the said Act, published a Notice in the Maharashtra Government Gazette, Nashik Division Supplement, Part 1, dated 21st August 2013 for inviting suggestions / objections to the Draft Development Plan of Bhadgaon, prepared by it under sub-section (1) of Section 26 of the said Act ;

and whereas, after considering the suggestions and objections received in respect of the said Draft Development Plan, the Planning Committee constituted under Section 28 (2) of the said Act, submitted its report to the said Planning Authority ;

and whereas, the said Planning Authority, *vide* Resolution No. 233, dated the 11th August 2014, suggested certain modifications in the said Draft Development Plan under sub-section (4) of Section 28 of the said Act, and published the said Draft Development Plan so modified (hereinafter referred to as the "said Development Plan") for information of the general public, under sub-section (4) of Section 28 of the said Act, by a Notice published in the Maharashtra Government Gazette, Nashik Division Supplement, Part-1, dated the 3rd September 2014 on pages 37 to 40 ;

and whereas, in accordance with the provisions of sub-section (1) of Section 30 of the said Act, the said Planning Authority has submitted the said Draft Development Plan to the Government of Maharashtra for sanction *vide* its Marathi letter No. 896, dated 20th August 2014 ;

and whereas, the said Act has been amended *vide* Mah. Act X of 2011 with effect from 5th April 2011 and the Maharashtra Regional and Town Planning (Amendment) Ordinance, 2014 (Maharashtra Ordinance No. XV of 2014) has been promulgated to come into effect from the 4th October 2013 ;

and whereas, in accordance with the provisions of Section 31 (1) of the said Act, the State Government is required to sanction the said Development Plan within a period of six months from the date of its submission under Section 30 of the said Act or within such extended period as shall not exceed twelve months in aggregate ;

and whereas, in accordance with sub-section (1) of Section 31 of the said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government has decided to sanction a part of the said Development Plan with modifications as specified in Schedule "A" (as M-1, M-2 ... etc.), excluding, the substantial modifications as specified in Schedule "B" (as EP-1, EP-2 etc.).

Now, therefore in exercise of the powers conferred under sub-section (1) of Section 31 of the said Act and of all other powers enabling it on that behalf, the Government of Maharashtra hereby :–

- (a) Extends the period prescribed under Section 31 (1) of the said Act for sanctioning the said Draft Development Plan upto and inclusive of the 29th March 2016.
- (b) Sanctions the said Draft Development Plan for Bhadgaon Municipal Council, along with the Schedule of Modifications namely Schedule "A", appended hereto, excluding, the substantial modifications as specified in Schedule "B" appended to the Notice No. TPS-3515/38/CR-20(B)/2015/UD-9, dated 21st March 2016.
- (c) "The Development Control and Promotion Regulations for Municipal Councils and Nagar Panchayats in Maharashtra" sanctioned *vide* the Government Notification No. TPS-1812/157/CR-71/12/Reconstruction No. 34/12/DP/UD-13, dated the 21st November 2013, shall be applicable for the area of the Bhadgaon Municipal Council for which the said Development Plan has been prepared.
- (d) Declares that the final Development Plan (Part) for area of the Bhadgaon Municipal Council shall come into force after one month from the date of publication of this Notification in the Maharashtra Government Gazette.

2. The Reservations/allocations/designations which do not appear in the Schedule appended to the Notification sanctioning Development Plan or the Notice proposing the modifications of substantial nature, are hereby sanctioned for the respective purpose as designated in the aforesaid sanctioned Development Plan.

3. Areas of reserved sites mentioned in the report of the aforesaid sanctioned Development Plan are approximate and subject to actual measurement on site as per boundaries shown on the Final Development Plan.

4. The private or rental premises designated in Public/Semi-Public Zone shall continue to be in this Zone as long as Public/Semi-Public user exists otherwise the Chief Officer, Bhadgaon Municipal Council, district Jalgaon shall allow development permission on such lands considering adjoining predominant land use zone after due verification and with prior approval of the Director of Town Planning, Maharashtra State, Pune.

5. Draftsman's errors which are required to be corrected as per actual situation on site or as per survey records, sanctioned layout etc., shall be corrected by the Chief Officer, Bhadgaon Municipal Council, district Jalgaon, after due verification of document and prior approval of the Director of Town Planning, Maharashtra State, Pune.

6. The aforesaid part Final Development Plan of Bhadgaon sanctioned by the State Government, shall be kept open for inspection by the general public, during office working hours on all working days for a period of one month from the date of coming into force of this Notification, in the office of the Chief Officer, Bhadgaon Municipal Council, district Jalgaon.

SCHEDULE “A”

MODIFICATIONS SANCTIONED BY GOVERNMENT UNDER SECTION 31 (1) OF MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (DEVELOPMENT PLAN OF BHADGAON)

[ACCOMPANIMENT TO THE GOVERNMENT NOTIFICATION No. TPS-3515/38/CR-20(A)/2015/UD-9, DATED 21st March 2016]

Sr. No.	Modification No.	Proposals of Draft Development Plan submitted under Section 30 of the Maharashtra Regional and Town Planning Act, 1966	Proposals of Draft Development Plan submitted under Section 30 of the Maharashtra Regional and Town Planning Act, 1966	Modifications made by the Government while sanctioning the Draft Development Plan under Section 31 of the Maharashtra Regional and Town Planning Act, 1966
1	2	3	4	5
1	M-1	Mouje Tongaon Gatt No. 85/2-A is shown as Existing user of M.S.E.B.	Existing user of M.S.E.B. shown on Land Gatt No. 85/2-A of village Tongaon is proposed to be deleted and land so proposed to be included in Agricultural Zone.	Existing user of M.S.E.B. shown on land, Gatt No. 85/2-A of village Tongaon is deleted and land so released is included in Agricultural Zone.
2	M-2	Gat No.1089	Location of Gat No.1089 is corrected as per the measurement plan from Land Records Department.	Location of Gat No. 1089 is corrected as per the measurement plan from Land Records Department
3	M-3	Bhadgaon Gatt Nos. 429/1, 431/1, 431/2-Residential Zone.	Demarcation of sanctioned layouts of Bhadgaon, Gatt Nos. 429/1, 431/1, 431/2 shown on Draft Development Plan is cancelled.	Demarcation of sanctioned layout of Bhadgaon, Gatt No. 429/1 shown on Draft Development Plan is cancelled.
4	M-4	Site No. 42, High School and Playground.	Area of Gat No. 303 in Site No. 42, High School and Playground is proposed to be deleted from reservation and thus land so released is proposed to be included in Residential Zone and remaining area of reservation is retained.	Area of Gat No. 303 in “Site No. 42, High School and Playground” is deleted from reservation and land so released is included in Residential Zone and remaining area is retained as reservation as shown on the Plan.
5	M-5	Site No. 62 Primary School and Playground.	Site No. 62 Primary School and Playground is proposed to be deleted from reservation and included in Residential Zone.	Site No. 62, Primary School and Playground is retained as per the plan published under Section 26 of Maharashtra Regional and Town Planning Act, 1966.

6	M-6	Gat No. 1061, No Development Zone.	Land bearing Gat No.1061 of Mouje Bhadgaon is shown as “Existing Burial Ground” for Bhil Community.	Land bearing Gat No.1061 of Mouje Bhadgaon is shown as “Existing Burial Ground” for Bhil Community.
7	M-7	Existing Cremation Ground near Pachora Road.	Existing Cremation Ground adjoining to Pachora Road is shown as cremation Ground for Buddha community as shown in the plan.	“Existing Cremation Ground adjoining to Pachora Road is shown as Cremation Ground for Navbuddha Community as shown in the Plan.
8	M-8	Mouje Karab, Gat Nos. 12 and 13 Residential Zone.	Existing road passing through Gat Nos. 12 and13 of Mauje Karab is further extended upto Bhadgaon Gaothan.	Existing road which passes through Mouje Karab Gat Nos. 12 and13 is further extended upto Bhadgaon Gaothan.
9	M-9	Bhadgaon, Gat Nos. 67/1 and 67/2, Site No. 35, M.S.W.H.C.	Area of Lands Bhadgaon Gat Nos. 67/1 and 67/2 under reservation “Site No. 35, M.S.W.H.C.” is thus deleted from reservation and included in Industrial Zone as shown in the Plan.	Site No. 35, M.S.W.H.C. is retained as per the plan published under Section 26 of Maharashtra Regional and Town Planning Act, 1966.
10	M-10	Site No. 50, Town Plaza	Site No. 50, Town Plaza is proposed to be deleted from reservation and land so released from reservation is proposed to be included in Residential Zone.	Site No. 50, Town Plaza is retained as per the plan published under Section 26 of Maharashtra Regional and Town Planning Act, 1966.
11	M-11	Site No. 32, Primary School and Playground.	Site No. 32, Primary School and Playground is proposed to be deleted from reservation and land so released is proposed to be included in Residential Zone.	Site No. 32, Primary School and Playground is retained as per the plan published under Section 26 of Maharashtra Regional and Town Planning Act, 1966.
12	M-12	Site No. 36, Truck Terminus	Site No. 36, Truck Terminus is proposed to be deleted from reservation and land so released is proposed to be included in Agricultural Zone.	Site No. 36, Truck Terminus is retained as per the Plan published under Section 26 of Maharashtra Regional and Town Planning Act, 1966.

SCHEDULE “A” – *contd.*

1	2	3	4	5
13	M-13	Site No. 61, Garden	Entry of Garden in Gat No. 66 is proposed to be made against Site No. 61 in Table No. 20 in the Development Plan Report.	Site No. 61, Garden is retained as per Section 26 of Maharashtra Regional and Town Planning Act, 1966. However Gat No. 66 is removed from the Table No. 20 of Development Plan Report.
14	M-14	9 mtrs. wide Existing Road	9 mtrs. wide road existing between Tahasil Office and Bus Stand is proposed to be shown on the Plan.	9 mtrs. wide Existing Road between Tahasil Office and Bus Stand is shown on the Plan.
15	M-15	Mouje Tongaon Gat No. 15 Residential Zone.	Land under Gat No. 15 Mouje Tongaon is shown as Existing Burial Ground.	Land under Gat No. 15 Mouje Tongaon is shown on Existing Burial Ground.
16	M-16	Site No. 30, Beef Market	Site No. 30, Beef Market is deleted and area so released is included in Residential Zone.	Site No. 30, Beef Market is redesignated as “Market”.
17	M-17	Existing School	The Location of Existing School is corrected by showing it on Plot No. 31 of Gat No. 37/1/1A/1B+2 of Mouje Karab instead of Plot Nos. 29 and 30 and the land under Plot Nos. 29 and 30 is shown in Residential Zone.	The location of Existing School is corrected by showing it on Plot No. 31 of Gat No. 37/1/1A/1B+2 of Mouje Karab instead of Plot Nos. 29 and 30 and the land under Plot Nos. 29 and 30 is shown in Residential Zone.
18	M-18	Gat No. 554 correction in boundary of Mouje Tongaon.	Boundary of Gat No. 554 of Mouje Tongaon is corrected as per the record of Land Records Department.	Boundary of Gat No. 554 of Mouje Tongaon is corrected as per the record of Land Records Department.

This Notification is also available on Government web site www.maharashtra.gov.in

By Order and in the name of the Governor of Maharashtra,

R. S. CHOUPHAN,
Desk Officer to Government.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai - 400 032

dated 21st March 2016

NOTICE

The Maharashtra Regional and Town Planning Act, 1966

No. TPS-3515/38/CR-20(B)/2015/UD-9.— Whereas, the Bhadgaon Municipal Council (district Jalgaon) (hereinafter referred to as “the said Planning Authority”), being the Planning Authority within its jurisdiction under Clause (19) of Section 2 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966) (hereinafter referred to as “the said Act”), *vide* its Resolution No. 140, dated 1st February 2011, declared its intention under Section 23 to prepare Draft Development Plan for the area within the limits of Bhadgaon Municipal Council and the Notice of such declaration was published in the Maharashtra Government Gazette, Nashik Division Supplement, Part 1, dated 28th April 2011;

and whereas, the said Planning Authority, after carrying out survey of the lands within its jurisdiction, as required under Section 25 of the said Act, published a Notice in the Maharashtra Government Gazette, Nashik Division Supplement, Part 1, dated 15th to 21st August 2013, for inviting suggestions and objections to the Draft Development Plan of Bhadgaon prepared by it under sub-section (1) of Section 26 of the said Act;

and whereas, after considering the suggestions and objections received in respect of the said Draft Development Plan, the Planning Committee set up under Section 28 (2) of the said Act, submitted its report to the said Planning Authority;

and whereas, the said Planning Authority, *vide* Resolution No. 233, dated the 11th August 2014, made certain modifications in the said Draft Development Plan under sub-section (4) of Section 28 of the said Act, and published the said Draft Development Plan so modified (hereinafter referred as “the said Development Plan”) for information of the general public, under sub-section (4) of Section 28 of the said Act, by a Notice published in the Maharashtra Government Gazette, Nashik Division Supplement, Part-1, dated the 3rd September 2014 on pages 37 to 40;

and whereas, in accordance with the provisions of sub-section (1) of Section 30 of the said Act, the said Planning Authority has submitted the said Development Plan to the Government of Maharashtra, for sanction *vide* its Marathi letter No. 896, dated 20th August 2014 ;

and whereas, the said Act has been amended *vide* Mah. Act X of 2011 with effect from 5th April 2011 and Maharashtra Regional and Town Planning (Amendment) Ordinance, 2014 (Maharashtra Ordinance No. XV of 2014) has been promulgated to come into effect from the 4th October 2013;

and whereas, in accordance with sub-section (1) of Section 31 of the said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government has sanctioned a part of the said Development Plan with modifications as specified in Schedule ‘A’ appended to the Notification No. TPS-3515/38/CR-20/2015/UD-9, dated 21st March 2016 excluding the substantial modifications proposed by the Government which are shown on the plan verged in Pink Colour as specified in Schedule ‘B’ appended hereto ;

and, whereas the substantial modifications proposed by the Government are excluded from the aforesaid sanctioned Development Plan and are shown on the plan, verged in Pink Colour and marked as excluded part, *i.e.* as EP-1, EP-2 etc.

Now, therefore in exercise of the powers conferred under Section 31 (1) of the said Act and of all other powers enabling it on that behalf, the Government of Maharashtra hereby :–

- (a) Gives Notice inviting suggestions and objections from any person in respect of the proposed modifications of substantial nature, as specified in the Schedule 'B' appended hereto, within the period of 30 days from the date of publication of this Notice in the Maharashtra Government Gazette.
- (b) Appoints the Joint Director of Town Planning, Nashik Division, Nashik as an "Officer" under Section 31 (2) of the said Act to hear the suggestions / objections received by him within stipulated period and submit his report there upon to the Government for further necessary action.

2. Suggestions or objections regarding substantial modifications mentioned in Schedule 'B' that may be received by the Joint Director of Town Planning, Nashik Division, Nashik having his office at Divisional Commissioner Campus, Nashik Road, Nashik - 422 101, within the stipulated period of 30 days from the date of publication of this Notice in the Maharashtra Government Gazette shall only be considered.

3. Copy of the said Notice along with Schedule 'B' and the plan showing the proposed substantial modifications is available for inspection to general public in the following offices during office hours on all working days.

- (1) The Joint Director of Town Planning, Nashik Division, Nashik Commissioner Compound, Nashik Road, Nashik - 422 101.
- (2) The Assistant Director of Town Planning, Jalgaon Branch, Jalgaon.
- (3) The Chief Officer, Bhadgaon Municipal Council, district Jalgaon.

SCHEDULE “B”

SUBSTANTIAL MODIFICATIONS REPUBLISHED BY GOVERNMENT UNDER SECTION 31 (1) OF MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (DEVELOPMENT PLAN OF BHADGAON)

[ACCOMPANIMENT TO THE GOVERNMENT NOTIFICATION No. TPS-3515/38/CR-20(B)/2015/UD-9, DATED 21st March 2016]

Sr. No.	Excluded Part	Proposal as per Development Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966	Proposals as per Development Plan submitted to the Government for Sanction under Section 30 of the Maharashtra Regional and Town Planning Act, 1966	Modifications of substantial nature as proposed by Government under Section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966
1	2	3	4	5
1	EP-1	12.0 mtrs. wide D.P. Road.	The alignment of 12.0 mtrs. wide Road is proposed to be modified as shown on the plan.	The alignment of 12.0 mtrs. wide Road is proposed to be modified as shown on the plan and the land so released is proposed to be included in adjacent zone as shown on the plan.
2	EP-2	Mauje Tongaon Gat Nos. 17/1-B, 17/2-B existing Collage.	Area admeasuring about of Mauje Tongaon Gat Nos. 17/1-B, 17/2-B to the extent of 0.37 Ha. is deleted from the existing College and land so released is included in Residential Zone.	Area admeasuring about 0.37 Ha. from Gat Nos. 17/1-B, 17/2-B of Mauje Tongaon is proposed to be deleted from the existing College use and the land so released is proposed to be included in Residential Zone.
3	EP-3	Site No. 29, Garden	Area admeasuring about 2000.00 sq. mtrs. from Site No. 29 Garden, adjoining to the existing Hindu Cremation Ground is proposed for Hindu Burial Ground as new Site No. 77 as shown on the plan.	Area admeasuring about 2000.00 sq. mtrs. from Site No. 29 Garden, adjoining to the existing Hindu Cremation Ground is proposed for Hindu Burial Ground as new Site No. 77 as shown on the plan.

This Notification is also available on Government website www.maharashtra.gov.in

By Order and in the name of the Governor of Maharashtra,

R. S. CHOUPAN,
Desk Officer to Government.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai - 400 032.

dated 13th June 2016

NOTICE

The Maharashtra Regional and Town Planning Act, 1966.

No. TPS-1115/CR-128 (A)/2015/UD-9.— Whereas, the Sinnar Municipal Council (district Nashik) (hereinafter referred to as “the said Planning Authority”), being the Planning Authority for the area under its jurisdiction under Clause (19) of Section 2 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966) (hereinafter referred to as “the said Act”), has *vide* its General Body Resolution No. 213, dated 18th August 2011, made a declaration of intention to prepare Development Plan under Section 34, read with sub-section (1) of Section 23 of the said Act for the additional area included within its jurisdiction and notice of such declaration was published in the Maharashtra Government Gazette, Nashik Division Supplement, Part 1, dated 20th October 2011;

and whereas, the said Planning Authority, after carrying out necessary survey of the lands within its jurisdiction, as required under Section 25 of the said Act, published a notice in the Maharashtra Government Gazette, Nashik Division Supplement, Part 1, dated 19th December 2013, for inviting suggestions / objections in respect of the published Draft Development Plan of Sinnar (Additional Area) (hereinafter referred to as “the said Draft Development Plan”) prepared by it under sub-section (1) of Section 26 of the said Act ;

and whereas, after considering the suggestions and objections received in respect of the said Draft Development Plan, the Planning Committee constituted under Section 28 (2) of the said Act, submitted its report to the said Planning Authority ;

and whereas, the said Planning Authority, *vide* Resolution No. 753, dated the 5th September 2014, made certain modifications in the said Draft Development Plan under sub-section (4) of Section 28 of the said Act, and published the said Draft Development Plan so modified for information of the general public, under sub-section (4) of Section 28 of the said Act, by a notice published in the Maharashtra Government Gazette, Nashik Division Supplement, Part-1, dated the 13-19th November 2014;

and whereas, in accordance with the provisions of sub-section (1) of Section 30 of the said Act, the said Planning Authority has submitted the said Draft Development Plan to the Government of Maharashtra, for sanction *vide* its Marathi letter No. 6656, dated 15th December 2014;

and whereas, the said Act has been amended *vide* Mah. Act. X of 2011 with effect from 5th April 2011 and Mah. Act V of 2014) with effect from 4th October, 2013;

and whereas, in accordance with the provisions of Section 31 (1) of the said Act, the State Government is required to sanction the said Draft Development Plan within a period of six months from the date of its submission under Section 30 of the said Act or within such extended period as shall not exceed twelve months in aggregate ;

and whereas, in accordance with sub-section (1) of Section 31 of the said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government has decided to sanction a part of the said Draft Development Plan with modifications as specified in Schedule 'A' (as M-1, M-2 ... etc.), excluding, the substantial modifications as specified in Schedule 'B' (as EP-1, EP-2 etc.).

Now, therefore in exercise of the powers conferred under sub-section (1) of Section 31 of the said Act and of all other powers enabling it on that behalf, the Government of Maharashtra hereby :-

- (a) Extends the period prescribed under Section 31 (1) of the said Act for sanctioning the said Draft Development Plan up to and inclusive of the 13th June 2016.
- (b) Sanctions the said Draft Development Plan for Sinnar Municipal Council, along with the Schedule of Modifications namely Schedule 'A', appended hereto, excluding, the substantial modifications as specified in Schedule 'B' appended to the Notice No. TPS-1115/CR-128(B)/2015/UD-9, dated 13th June 2016.
- (c) The Development Control and Promotion Regulations for Municipal Councils and Nagar Panchayats, in Maharashtra sanctioned *vide* the Government Notification No. TPS-1812/157/CR-71/12/Reconstruction No. 34/12/DP/UD-13, dated the 21st November 2013 are applicable for the area of the Sinnar Municipal Council for which the said Development Plan has been prepared.
- (d) Declares that the final Development Plan (Part) for Additional Area of the Sinnar Municipal Council shall come into force after one month from the date of publication of this Notification in the Maharashtra Government Gazette.

2. The Reservations/allocations/designations which do not appear in the Schedule 'A' are hereby sanctioned for the respective purpose as designated in the aforesaid sanctioned Development Plan.

3. Areas of reserved sites mentioned in the report of the aforesaid sanctioned Development Plan are approximate and subject to actual measurement on site as per boundaries shown on the Final Development Plan.

4. The private or rental premises designated in Public/Semi-Public Zone shall continue to be in this Zone as long as Public/Semi-Public user exists, otherwise the Chief Officer, Sinnar Municipal Council, district Nashik shall allow development permission on such lands considering adjoining major land use Zone after due verification and with prior approval of the Director of Town Planning, Maharashtra State, Pune.

5. Draftsman's errors which are required to be corrected as per actual situation on site/or as per survey records, sanctioned layout etc., shall be corrected by the Chief Officer, Sinnar Municipal Council, district Nashik, after due verification and prior approval of the Director of Town Planning, Maharashtra State, Pune.

6. All the existing roads whether shown on plan or not, shall have the status of existing roads.
7. If details of Survey No/Gat No/C.T.S. No. shown on the Development Plan are found incorrect, they are considered as per actual record after verification.
8. The aforesaid part Final Development Plan of Sinnar (Additional Area) sanctioned by the State Government, shall be kept open for inspection by the general public, during working hours on all working days for a period of one month from the date of coming into force of this notification, in the office of the Chief Officer, Sinnar Municipal Council, Sinnar, district Nashik.

SCHEDULE "A"

MODIFICATIONS SANCTIONED BY THE GOVERNMENT UNDER SECTION 31 (1) OF THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

**[ACCOMPANIMENT TO THE GOVERNMENT NOTIFICATION NO. TPS-1115/CR-128(A)/2015/UD-9, DATED 13th June 2016]
[DEVELOPMENT PLAN OF SINNER (ADDITIONAL LIMIT)]**

Sr. No.	Modification No.	Proposal as per Development Plan published under Section 26 of the said Act	Proposals as per Development Plan submitted under Section 30 of the Maharashtra Regional and Town Planning Act, 1966	Modifications made by the Government while sanctioning the Draft Development Plan under Section 31 of the Maharashtra Regional and Town Planning Act, 1966
1	2	“Site No. 1, High School and Playground”.	“Site No. 1, High School and Playground” is proposed to be deleted and area under reservation is proposed to be included in Residential Zone.	“Site No. 1, High School and Playground” is retained as per the Plan published under Section 26 of Maharashtra Regional and Town Planning Act, 1966.
2	M-2	“Site No. 2, Playground”.	“Site No. 2, Playground”, is proposed to be deleted and area under reservation is proposed to be included in Residential Zone.	“Site No. 2, Playground” is retained as per the Plan published under Section 26 of Maharashtra Regional and Town Planning Act, 1966.
3	M-3	“Site No. 4, Garden”.	“Site No. 4, Garden”, is proposed to be deleted and area under reservation is proposed to be included in Residential Zone.	“Site No. 4, Garden” is retained as per the Plan published under Section 26 of Maharashtra Regional and Town Planning Act, 1966.
4	M-4 and M-6.	“Site No. 7, Sports Complex/ Stadium”.	“Site No. 7, Sports Complex/ Stadium” is proposed to be deleted and area under reservation is proposed to be included in Residential Zone. “Site No. 7, Sports Complex/ Stadium”, is rearranged as shown on Plan.	“Site No. 7, Sports Complex / Stadium” is retained as per the Plan published under Section 26 of Maharashtra Regional and Town Planning Act, 1966.

SCHEDULE “A” – *contd.*

1	2	3	4	5
5	M-5	15 mtrs. East West Development Plan Road passing through S. No. 3 (2)/1/4.	Alignment of 15 mtrs. wide East-West Development Plan Road is shifted as per sanctioned layout and area released is included in Residential Zone.	Alignment of 15 mtrs. wide East-West Development Plan Road is shifted as per sanctioned layout, accordingly the boundaries of Site No. 7 Sports Complex / Stadium are rearranged to that effect and area so released from road is included in Residential Zone as shown on Plan.
6	M-7	“Site No. 9, Primary School and Playground”.	“Site No. 9, Primary School and Playground” is proposed to be deleted and area under reservation is proposed to be included in Residential Zone.	“Site No. 9, Primary School and Playground” is retained as per the Plan published under Section 26 of Maharashtra Regional and Town Planning Act, 1966.
7	M-8	“Site No. 10, Playground”	“Site No. 10, Playground” is proposed to be deleted and area under reservation is proposed to be included in Residential Zone.	“Site No. 10, Playground” is retained as per the Plan published under Section 26 of Maharashtra Regional and Town Planning Act, 1966.
8	M-9	“Site No. 29, Town Plaza and Library”	“Site No. 29, Town Plaza and Library”, is proposed to be deleted and area under reservation is proposed to be included in Residential Zone.	“Site No. 29, Town Plaza and Library” is retained as per the Plan published under Section 26 of Maharashtra Regional and Town Planning Act, 1966.
9	M-10	“Site No. 37, Shopping Centre”	“Site No. 37, Shopping Centre”, is proposed to be deleted and area under reservation is proposed to be included in Residential Zone.	“Site No. 37, Shopping Centre” is retained as per the Plan published under Section 26 of Maharashtra Regional and Town Planning Act, 1966.

10	M-11	“Site No. 44, Garden”	“Site No. 44, Garden” is proposed to be deleted and area under reservation is proposed to be included in Residential Zone.	“Site No.44, Garden” is retained as per the Plan published under Section 26 of Maharashtra Regional and Town Planning Act, 1966.
11	M-12	“Site No. 49, Playground”	“Site No. 49, Playground” is proposed to be deleted and area under reservation is proposed to be included in Residential Zone.	“Site No.49, Playground” is retained as per the Plan published under Section 26 of Maharashtra Regional and Town Planning Act, 1966.
12	M-13	Agricultural Land (S. No. 558)	Location of S. No. 558 (665) is corrected as per Village Map as shown on the Plan.	Location of S. No. 558 (665) is corrected as per Village Map as shown on the Plan.

This Notification is also available on Government web site www.maharashtra.gov.in

By Order and in the name of the Governor of Maharashtra,

R. S. CHOUMAN,
Desk Officer to Government.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai - 400 032

dated 13th June 2016

NOTICE

The Maharashtra Regional and Town Planning Act, 1966

No. TPS-1115/CR-128(B)/2015/UD-9.— Whereas, the Sinnar Municipal Council (district Nashik) (hereinafter referred to as “the said Planning Authority”), being the Planning Authority for the area under its jurisdiction under Clause (19) of Section 2 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966) (hereinafter referred to as “the said Act”), has by its Resolution No. 213, dated 18th August 2011, made a declaration under Section 34 with sub-section (1) of Section 23 of the said Act of its intention to prepare of Sinnar (Additional Area) Development Plan within its jurisdiction and Notice of such declaration was published in the Maharashtra Government Gazette (hereinafter referred to as “Maharashtra Government Gazette”), Nashik Division Supplement, Part 1, dated 20th October 2011;

and whereas, the said Planning Authority, after carrying out survey of the lands within its jurisdiction, as required under Section 25 of the said Act, published a Notice in the Maharashtra Government Gazette, Nashik Division Supplement, Part 1, dated 19th December 2013, for inviting suggestions and objections in respect of the published Draft Development Plan of Sinnar (Additional Area) (hereinafter referred to as “the said Draft Development Plan”) prepared by it under sub-section (1) of Section 26 of the said Act;

and whereas, after considering the suggestions and objections received in respect of the said Draft Development Plan, the Planning Committee set up under Section 28 (2) of the said Act, submitted its report to the said Planning Authority ;

and whereas, the said Planning Authority, *vide* Resolution No. 753, dated the 5th September 2014, made certain modifications in the said Draft Development Plan under sub-section (4) of Section 28 of the said Act, and published the said Draft Development Plan so modified for information of the general public, under sub-section (4) of Section 28 of the said Act, by a Notice published in the Maharashtra Government Gazette, Nashik Division Supplement, Part-1, dated the 13-19th November 2014;

and whereas, in accordance with the provisions of sub-section (1) of Section 30 of the said Act, the said Planning Authority has submitted the said Draft Development Plan to the Government of Maharashtra, for sanction *vide* its Marathi letter No. 6656, dated 15th December 2014;

and whereas, the said Act has been amended *vide* Mah. Act X of 2011 with effect from 5th April 2011 and Mah. Act V of 2014 with effect from 4th October 2013;

and whereas, in accordance with sub-section (1) of Section 31 of the said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government has sanctioned a part of the said Draft Development Plan with modifications as specified in Schedule ‘A’ appended to the Notification No. TPS-1115/CR-128 (A)/2015/UD-9, dated 13th June 2016 excluding the substantial modifications proposed by the Government which are shown on the plan verged in Pink Colour as specified in Schedule ‘B’ appended hereto ;

and whereas the substantial modifications proposed by the Government are excluded from the aforesaid sanctioned Development Plan and are shown on the Plan, verged in Pink Colour and marked as excluded part, *i.e.* as EP-1, EP-2 etc ;

Now, therefore in exercise of the powers conferred under Section 31 (1) of the said Act and of all other powers enabling it on that behalf, the Government of Maharashtra hereby :–

- (a) Gives Notice for inviting suggestions and objections from any person in respect of the proposed modifications which are of substantial nature, as specified in the Schedule 'B' appended hereto, within the period of 30 days from the date of publication of this notice in the Maharashtra Government Gazette.
- (b) Appoints the Joint Director of Town Planning, Nashik Division, Nashik as an "Officer" under Section 31 (2) of the said Act to hear all the persons filing suggestions / objections as stated in (a) above within stipulated period and submit his report thereon to the Government for further necessary action.

2. Suggestions or objections regarding substantial modifications mentioned in Schedule 'B' that may be received by the Joint Director of Town Planning, Nashik Division, Nashik having his Office at Divisional Commissioner Campus, Nashik Road, Nashik-422 101, within the stipulated period of 30 days from the date of publication of this Notice in the Maharashtra Government Gazette shall only be considered.

3. Copy of the said Notice along with Schedule-B and the Plan showing the proposed substantial modifications is available for inspection to general public in the following offices during office hours on all working days :–

- (1) The Joint Director of Town Planning, Nashik Division, Nashik Commissioner Compound, Nashik Road, Nashik - 422 101.
- (2) The Assistant Director of Town Planning, Nashik Branch, Nashik.
- (3) The Chief Officer, Sinnar Municipal Council, district Nashik.

SCHEDULE – B

SUBSTANTIAL MODIFICATIONS REPUBLISHED BY GOVERNMENT IN RESPECT OF REVISED REGIONAL AND TOWN PLANNING ACT, 1966

[ACCOMPANIMENT TO THE GOVERNMENT NOTIFICATION No. TPS-1115/CR-128(B)/2015/UD-9, DATED 13th June 2016]
[DEVELOPMENT PLAN OF SINNAR (ADDITIONAL LIMIT)]

Sr. No.	Excluded part	Proposal as per Development Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966	Proposals as per Development Plan submitted to the Government under Section 30 of the Maharashtra Regional and Town Planning Act, 1966	Modifications of substantial nature as proposed by the Government under Section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966
1	2	3	4	5
1	EP-1	“Site No. 25, Swimming Pool”	“Site No. 25, Swimming Pool” is proposed to be deleted and land so released is proposed to be included in Residential Zone, and alignment of adjoining Nalas is proposed to be corrected as shown on the Plan.	“Site No. 25, Swimming Pool” is proposed to be deleted and land so released is proposed to be included in Residential Zone, and alignment of adjoining Nalas is proposed to be corrected as shown on the Plan.
2	EP-2	“Site No. 42, Burial Ground and Site No. 43, Sewerage Treatment Plant.”	(a) Site No. 42, Burial Ground is proposed to be shifted to the North Side of Site No. 43, Sewerage Treatment Plant and land so released is proposed to be included in Residential Zone as shown on the Plan. (b) Boundaries of Site No. 43, Sewerage Treatment Plan are proposed to be corrected accordingly as shown on the Plan.	(a) Site No. 42, Burial Ground is proposed to be shifted to the North side of Site No. 43, Sewerage Treatment Plant and land so released is proposed to be included in Residential Zone as shown on the Plan. (b) Boundaries of Site No. 43, Sewerage Treatment Plan are proposed to be corrected accordingly as shown on the Plan.

3	EP-3	S. Nos. 228 (pt), 229 (pt), 230 (pt) and 231 (pt), Residential Zone	Land bearing S. Nos. 228 (pt), 229 (pt), 230 (pt), 230 (pt) and 231 (pt) are proposed to be shown in Agricultural Zone.	Land bearing S. Nos. 228 (pt), 229 (pt), 230 (pt) and 231 (pt) are proposed to be shown in Agricultural Zone.
4	EP-4	Site No. 63, Garden	Site No. 63, Garden is proposed to be deleted and land so released from reservation is proposed to be included in Industrial Zone of MIDC.	Site No. 63, Garden is proposed to be deleted and land so released from reservation is proposed to be included in Industrial Zone of MIDC.
5	EP-5	East-West 12 mtrs. D.P. Road passing through S. No. 1179.	The alignment of East-West 12.0 mtrs. wide D. P. Road to the Southern side of Site No. 63 is proposed to be extended upto corrected alignment of 60.0 mtrs. wide D.P. Road as shown on plan.	The alignment of East-West 12.0 mtrs. wide D. P. Road to the Southern Side of Site No. 63 is proposed to be extended upto corrected alignment of 60.0 mtrs. wide D.P. Road as shown on Plan.
6	EP-6	Site No. 64, Primary School and Playground.	The land bearing S. No. 1171 (P) as shown on Plan is proposed to be deleted from "Site No. 64, Primary School and Playground" and the land so released is proposed to be included in Industrial Zone of MIDC.	The land bearing S. No. 1171 (P) as shown on Plan is proposed to be deleted from "Site No. 64, Primary School and Playground" and the land so released is proposed to be included in Industrial Zone of MIDC.
7	EP-7	Site No. 64, Primary School and Playground.	The land bearing S. No. 1181 (P) as shown on Plan is proposed to be deleted from "Site No. 64, Primary School and Playground" and proposed to be included in Residential Zone.	The land bearing S. No. 1181 (P) as shown on Plan is proposed to be deleted from "Site No. 64, Primary School and Playground" and proposed to be included in Residential Zone.

SCHEDULE – B – *contd.*

1	2	3	4	5
8	EP-8	Site No. 65, Playground	(a) The land bearing S. No. 1171 (P) as shown on Plan is proposed to be deleted from “Site No. 65, Playground” and the land so released is proposed to be included in Industrial Zone of MIDC. (b) The Boundary of Site No. 65, Playground is proposed to be reorganized as shown on Plan.	(a) The land bearing S. No. 1171 (P) as shown on Plan is proposed to be deleted from “Site No. 65, Playground” and the land so released is proposed to be included in Industrial Zone of MIDC. (b) The Boundary of Site No. 65, Playground is proposed to be reorganized as shown on Plan.
9	EP-9	East-West 15 mtrs. D.P. Road passing through S No. 1177	The alignment of East-West 15.0 mtrs. wide D. P. Road is proposed to be extended upto the corrected alignment of 60.0 mtrs. wide D. P. Road as shown on Plan.	The alignment of East-West 15.0 mtrs. wide D. P. Road is proposed to be extended upto the corrected alignment of 60.0 mtrs. wide D. P. Road as shown on Plan.
10	EP-10	S. Nos. 1168 (P), 1169(P), 1170 (P), 1171(P), Residential Zone.	The land bearing S. Nos. 1168 (P), 1169(P), 1170(P), 1171(P) is proposed to be deleted from Residential Zone and proposed to be included in Industrial Zone of MIDC.	The land bearing S. Nos. 1168 (P), 1169 (P), 1170(P), 1171(P) is proposed to be deleted from Residential Zone and proposed to be included in Industrial Zone of MIDC,
11	EP-11	S. Nos. 1030/1, 1030/2, Existing Primary School.	Location of the Existing Primary School is proposed to be corrected as per site conditions i.e. from S. No. 773 (1030/1) to S. No. 773 (1030/2) as shown on Plan.	Location of the existing Primary School is proposed to be corrected as per site conditions i.e. from S. No. 773 (1030/1) to S. No. 773 (1030/2) as shown on Plan.

12	EP-12	30.0 mtrs. wide D. P. Road (Maparwadi Road)	Width of 30.0 mtrs. wide D.P. Road (Maparwadi Road) is reduced to 18.0 mtrs. upto junction of 45.0 mtrs. and lands so released is proposed to be included in Residential Zone.	<p>(a) The width of 30.0 mtrs. wide D.P. Road (Maparwadi Road) is proposed to be reduced to 18.0 mtrs. upto junction of 45.0 mt. wide East-West D.P. Road and land so released is proposed to be included in Adjacent Zone/Reservations as shown Plan.</p> <p>(b) The Width of 45.0 mtrs. D. P. Road leading towards North Side to Deshwandi from 45.0 mt. wide D. P. road is proposed to be reduced to 30.0 mtrs. and area so released is proposed to be included in adjoining Agriculture Zone.</p>
13	EP-13	Site No. 7 Sports Complex/ Stadium, Site No. 8 Vegetable Market and Shopping Centre, Site No. 10 Playground, Site No. 12 Swimming Pool.	The boundaries of Site No. 7 Sports Complex/Stadium, Site No. 8 Vegetable Market and Shopping centre, Site No. 10 Playground, Site No. 12 Swimming Pool are proposed to be corrected as shown on Plan.	The boundaries of Site No. 7 Sports Complex/ Stadium, Site No. 8 Vegetable Market and Shopping Centre, Site No. 10 Playground, site No. 12 Swimming Pool are proposed to be corrected as shown on Plan.
14	EP-14	All D. P. Roads towards Maparwadi Road	The alignments of all D. P. Roads leading towards Maparwadi road are proposed to be extended upto modified 18.0 mtrs. wide D.P. Road as shown on plan.	The alignments of all D. P. Roads leading towards Maparwadi Road are proposed to be extended upto modified 18.0 mtrs. wide D.P. Road as shown on Plan.
15	EP-15	45.0 mtrs. wide D. P. Road (Naigaon Road)	The width of 45.0 mtrs. wide D.P. Road (Naigaon Road) is proposed to be reduced to 30.0 mtrs. wide and the area so released is proposed to be included in Residential Zone.	The width of 45.0 mtrs. wide D.P. Road (Naigaon Road) is proposed to be reduced to 30.0 mtrs. wide and the area so released is proposed to be included in Residential Zone.

SCHEDULE "B" – *contd.*

1	2	3	4	5
16	EP-16	Site No. 6, Community Hall	The boundaries of Site No. 6, Community Hall is proposed to be corrected as shown on Plan.	The boundaries of Site No. 6, Community Hall is proposed to be corrected as shown on Plan.
17	EP-17	All D. P. Roads towards Naigaon Road.	The alignments of all D. P. Roads meeting Naigaon Road are extended upto modified alignment of 30.0 mtrs. wide D.P. Road.	The alignments of all D. P. Roads meeting Naigaon Road are extended upto modified alignment of 30.0 mtrs. wide D.P. Road.
18	EP-18	60.0 mtrs. D. P. Road (Ring Road).	60 mtrs. wide D.P. Road (Ring Road) between Nashik-Pune Road to Ghoti-Sinnar Road is proposed to be shown as per Actual Measurement Plan of land Acquisition. Due to shift the alignments of 60.0 mtrs. wide D. P. Road.	<p>60 mtrs. wide D.P. Road (Ring Road) between Nashik-Pune Road to Ghoti-Sinnar Road is proposed to be shown as per Actual Measurement Plan of land Acquisition. Due to shift of alignments of 60.0 mt. wide D. P. Road.</p> <p>(1) The lands situated to the East of corrected alignment bearing Gat No. 1380 (pt), 1387 (pt), 1383(pt), 1382 (pt), 1183 (pt), 1182 (pt), 1181 (pt), 1179 (pt), 1178 (pt), 1177(pt) lying in between Nashik-Pune Road and Ghoti-Sinnar Road is proposed to be included in Residential Zone and Site No. 65, Playground as shown on Plan and land bearing S. No. 1173 pt. is proposed to be included in Agricultural Zone.</p>

<p>(2) The land bearing Gat Nos. 1084(pt) and 1085(pt) falling under the original alignment is proposed to be included in Residential Zone and the roads as shown on the Plan.</p>	<p>(2) The land bearing Gat Nos. 1084 (pt) and 1085 (pt) falling under the original alignment is proposed to be included in Residential Zone and the Roads as shown on the Plan.</p>	<p>(3) The land bearing Gat Nos. 1078 (pt), 1079 (pt), 1076 (pt), 1077 (pt), 1087 (pt), 1060 (pt), 1071 (pt), 1073 (pt), 1061 (pt), 1060 (pt), 1033 (pt), 891 (pt), 890 (pt), 889 (pt) falling under the original alignment of the road is proposed to be included in Agricultural Zone as shown on the Plan.</p>	<p>(3) The land bearing Gat Nos. 1078 (pt), 1079 (pt), 1076 (pt), 1077 (pt), 1087 (pt), 1088 (pt), 1071 (pt), 1073 (pt), 1061 (pt), 1060 (pt), 1033 (pt), 891 (pt), 890 (pt), 889 (pt), 886 (pt) falling under the original alignment of the road is proposed to be included in Agricultural Zone as shown on the Plan.</p>	<p>(4) The land bearing Gat Nos. 886 (pt), 885 (pt), 914 (pt) falling under the original alignment to the road is proposed to be included in Residential Zone / Mangal Karyalaya as shown on the Plan.</p>	<p>(4) The land bearing Gat Nos. 886 (pt), 885 (pt), 914 (pt) falling under the original alignment to the road is proposed to be included in Residential Zone / Mangal Karyalaya as shown on the Plan.</p>
<p>19 EP-19</p>	<p>S. No. 1084, 1085, 60.0 mtrs. D.P. Road.</p>	<p>The alignment of 45.0 mtrs. wide D. P. Road and location of traffic Island in land bearing S. Nos. 1084, 1085 is proposed to be modified as shown on Plan.</p>	<p>The alignment of 45.0 mtrs. wide D. P. Road and location of traffic Island in land bearing S. Nos. 1084, 1085 is proposed to be modified as shown on Plan.</p>	<p>The alignment of 45.0 mtrs. wide D. P. Road and location of traffic Island in land bearing S. Nos. 1084, 1085 is proposed to be modified as shown on Plan.</p>	

SCHEDULE "B" – *contd.*

1	2	3	4	5
20	EP-20	15.0 mtrs. wide road passing through S. No.1163.	The alignment of 15.0 mtrs. wide D. P. Road towards Southern Side of S. No. 1163 is extended upto modified alignment of D. P. Road as shown on Plan.	The alignment of 15.0 mtrs. wide D. P. Road towards Southern Side of S. No. 1163 is proposed to be extended upto modified alignment of D. P. Road as shown on the Plan.
21	EP-21	S. No. 240/1, Existing Industrial use.	Existing Industrial use shown on land bearing S. No. 240/1 of Sinnar is corrected as per Measurement Plan and the S.No. 240/1 is proposed to be deleted from Industrial Zone and proposed to be included in Residential Zone as shown on the Plan.	Existing Industrial Use shown on land bearing S. No. 240/1 of Sinnar is corrected as per Measurement Plan and the S.No. 240/1 is proposed to be deleted from Existing Industrial Zone and proposed to be included in Residential Zone as shown on the plan.
22	EP-22	24 mtrs. D. P. Road	Alignment of 24 mtrs. wide D. P. Road is proposed to be extended upto Baragaon-Pimpri Road.	Alignment of 24 mtrs. wide/D. P. Road is proposed to be extended upto Baragaon-pimpriroad.
23	EP-23	Existing Water Tank	The location of the Water Tank is corrected as per Measurement Plan.	The location of the Existing Water Tank is proposed to be corrected as per Measurement Plan and land so released is proposed to be shown in Residential Zone as per shown on the Plan.
24	EP-24	S. No. 154, Green Zone	Green Zone	Land bearing S. No. 154 is proposed to be deleted from Agriculture Zone and proposed to be included in Residential Zone, subject to condition that Buffer Zone as required under DCR shall be provided.

This Notification is also available on Government web site www.maharashtra.gov.in

By Order and in the name of the Governor of Maharashtra,

R. S. CHOUMAN,
Desk Officer to Government.